

056.A

0005

0006.0

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTON

APPRaised:

Total Card / Total Parcel

235,200 / 235,200

USE VALUE:

235,200 / 235,200

ASSESSED:

235,200 / 235,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
5		OLD COLONY LN, ARLINGTON

**OWNERSHIP**

Owner 1:	Unit #:	6
OLD COLONY REALTY PARTNERS LLC		
Owner 2:		

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6039																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	235,200			235,200		150268
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

Total Card / Total Parcel  
235,200 / 235,200  
235,200 / 235,200  
235,200 / 235,200



PRIOR ID #1: 150268  
PRIOR ID #2:  
PRIOR ID #3:  
PRIOR ID #1:  
PRIOR ID #2:  
PRIOR ID #3:  
ASR MAP:  
FACT DIST:  
REVAL DIST:  
YEAR:  
LAND REASON:  
BLD REASON:  
CIVIL DISTRICT:  
RATIO:

!4705!

PRINT

Date Time

12/10/20 19:41:34

LAST REV

Date Time

04/26/18 11:44:25

mmcmakin

4705

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	228,600	0	.	.	228,600	228,600	Year End Roll	12/18/2019
2019	102	FV	210,400	0	.	.	210,400	210,400	Year End Roll	1/3/2019
2018	102	FV	174,300	0	.	.	174,300	174,300	Year End Roll	12/20/2017
2017	102	FV	162,200	0	.	.	162,200	162,200	Year End Roll	1/3/2017
2016	102	FV	162,200	0	.	.	162,200	162,200	Year End	1/4/2016
2015	102	FV	153,000	0	.	.	153,000	153,000	Year End Roll	12/11/2014
2014	102	FV	147,100	0	.	.	147,100	147,100	Year End Roll	12/16/2013
2013	102	FV	147,100	0	.	.	147,100	147,100		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID WEX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No		
	18249-339		6/1/1987			No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/10/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	Building Number 5.															
Sty Ht:	1 - 1 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																	
Frame:	2 - Steel			1/2 Bath:	0	Rating:	Average																
Prime Wall:	7 - Brick			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	2 - Hip			<b>OTHER FEATURES</b>																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																
Color:	BRICK			A Kits:		Rating:																	
View / Desir:	N - NONE			Fpl:	0	Rating:	Average																
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																	
Grade:	C - Average			<b>CONDOS INFORMATION</b>																			
Year Blt:	1965	Eff Yr Blt:		Location:	F - Front																		
Alt LUC:		Alt %:		Total Units:																			
Jurisdict:		Fact:	.	Floor:	2 - 2nd Floor																		
Const Mod:				% Own:	0.552500010																		
Lump Sum Adj:				Name:	24 - 6039																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	3	1	0										
Sec Int Wall:		%		Economic:			%	Additions:															
Partition:	T - Typical			Special:			%	Kitchen:															
Prim Floors:	4 - Carpet			Override:			%	Baths:															
Sec Floors:		%		Total:	30.6	%		Plumbing:															
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:															
Subfloor:				Basic \$ / SQ:	320.00			Heating:															
Bsmnt Gar:				Size Adj.:	1.49173546			General:															
Electric:	3 - Typical			Const Adj.:	1.06018400			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>											
Insulation:	2 - Typical			Adj \$ / SQ:	506.085			Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>										
Int vs Ext:	S			Other Features:	32712								Code	Description	Area - SQ	Rate - AV	Undepr Value						
Heat Fuel:	3 - Electric			Grade Factor:	1.00								GLA	Gross Liv Ar	605	506.080	306,181						
Heat Type:	6 - Elec Base/B			NBHD Inf:	1.00000000								Sub Area	% Usbl	Descrip	% Type	# Ten						
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC:	100	LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	338893																		
% Com Wall:		% Sprinkled:		Depreciation:	103701			Juris. Factor:		Before Depr:	506.08												
				Deprecated Total:	235192			Special Features:	0	Val/Su Net:	388.76												
								Final Total:	235200	Val/Su SzAd:	388.76												
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 056.A-0005-0006.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:								<b>AssessPro Patriot Properties, Inc</b>			